



• CIVIL ENGINEERING
• LAND PLANNING
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January 3, 2008

Lakeside Fire Protection District
12365 Parkside Street
Lakeside, CA 92040

Attn: Mr. J. Charles Webber, Deputy Fire Marshal

Subject: Fire Protection Plan - Short Form for TM 5539, ER 07-14-009;
A.P.N.s 395-091-03-00; 9626 Christmas Tree Lane, Lakeside, CA 92040

This letter is written in response to a request from the County of San Diego DPLU for a Short-Form Fire Protection Plan consistent with California Fire Code Article 86, to address:

- Location
- Topography
- Geology
- Flammable Vegetation, and
- Climate

along with the following fire-related issues:

1. Water Supply
2. Fire Access
3. Building fire resistance and ignition
4. Fire Protection Systems
5. Fire Protection Equipment
6. Defensible Space
7. Vegetation Management
8. Fire Behavior Model.

Location

The 3.146 acre Julian Avenue site is located adjacent and south of Julian Avenue approximately 220 feet east of the intersection of Julian Avenue and Pino Drive. The project site is an undeveloped property with one existing house which is located adjacent and to the west of Christmas Tree Lane. (See Attachment A.)

The project is a Tentative Map to subdivide a 3.146 acre parcel into 8 lots. The project site is located on Christmas Tree Lane in the Lakeside Community Planning Group, within Unincorporated San Diego County. The site is subject to the General Plan Regional Category Current Urban Development Area (CUDA), Land Use Designation 5, Residential. Zoning for the site is RS4. The site contains three existing structures, two of which will be removed. An existing single family residence will remain on proposed Lot 7. Access would be provided by a public road connecting to Julian Avenue. The project would be served by sewer and imported water from the Lakeside Water

District. The project includes the following off-site improvements: dedicate a residential cul-de-sac to a right-of-way width of a minimum fifty-two feet (52') together with right to construct and maintain slopes and drainage facilities to the satisfaction of the Director of Public Works.

Topography

The property slopes moderately to the northwest. Approximately 98.9% of the project area is characterized by topography of less than 15%. The topography greater than 15% is mainly located on the southeasterly side of the project site.

Geology

The geology of the site does not affect accessibility by fire trucks and evacuation of the site. The site will be surrounded by paved roads on the west and east.

Flammable Vegetation

Vegetation consists of a few scattered trees, brush and weeds. Most of the all the trees, brush and weeds will be removed during grading operations for the lots. Most of the project will be landscaped, irrigated and maintained in accordance with County Standards.

Climate

The site is located in Climate Zone 21 of the West's 24 climate zones. The site can be in ocean air or high fog one day and in a mass of interior air the next day (perhaps a drying Santa Ana wind from the desert). On the other hand, Zone 21 is a thermal belt where cold winter air drains off.

The winters are mild and temperatures never dip very far below 30°F. Over a 20-year period, winter lows at the weather-recording stations in Zone 21 ranged from 36° to 23°F. Record lows for different stations range from 27° to 17°F.

This is the mildest zone that gets winter chilling adequate for most forms of lilac and certain other plants.

Fire-Related Issues:

1. Water Supply

The site will be served by the Lakeside Water District. Hydrants will be installed along fire access roadways as determined by the Fire Marshal to meet operational needs at intervals of approximately 300 feet, which is based on parcel size and County Fire Code Table 903.4.2-B. The minimum fire flow in the wildland urban interface is 2500 gallons per minute.

2. Fire Access Roads

Width:

All fire access roads including driveways will be improved to a minimum 24' width all-weather surface suitable for travel by 50,000 lb. fire apparatus.

Grade:

Grades will be generally less than 2%, and the steepest are 10%.

Surface:

All roads will be installed to the standards specified in Section I-M of the County of San Diego Off-Street Parking Design Manual. The surfacing material minimum standard based on the percent grade is all-weather surface. All of the roads will be paved with a minimum of 3" AC over 6" Class II base.

Maintenance:

The County of San Diego will be responsible for the on-going maintenance of the public street cul-de-sac in compliance with fire codes. The public road will be maintained on at least an annual basis or more often as needed by the County of San Diego.

Road easements, including gates and signs within the project, will also be maintained in compliance with fire codes in perpetuity. Failure to maintain in compliance to fire codes subjects the owner to potential fines and enforced abatement by the Lakeside Fire Protection District or the County, with charges, including administrative costs and penalties, lien against the property.

3. Building fire resistance and ignition

Both "Basic and Enhanced" construction requirements per County Building and Fire Codes will be employed for all exterior elements of the new homes including roofs, eaves, exterior walls, doors, windows, etc.

4. Fire Protection Systems

All dwellings and attached garages will have residential fire sprinklers per County Fire Code Section 1003.2.

5. Fire Protection Equipment

Although portable fire extinguishers are recommended, none are required for this project.

6. Defensible Space

A minimum 100 foot Fuel Management Zone will be established and maintained around each structure per County Fire Code Appendix II-A Section 16 and 17.

7. Vegetation Management

The individual property owners will be responsible for the on-going maintenance of vegetation and prescribed Defensible Open Space on the lots in compliance with fire codes. The vegetation and open space on the lots will be maintained on at least an annual basis or more often as needed.

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The responsibility to participate in the vegetation maintenance conveys with the ownership transfer of the property. If there are more than one property owner, the funding obligation must be shared by all owners. The property owner can not be dissolved or unfunded.

Planting within the open space region of the lots will be from an approved fire resistance planting materials list maintained by the County of San Diego. (See Attachment B.) Failure to maintain the vegetation in compliance to fire codes subjects the owner to potential fines and enforced abatement by the Lakeside Fire Protection District or the County, with charges, including administrative costs and penalties, lienied against the property.

8. Fire Behavior Computer Modeling

The Fire Behavior Computer Modeling is not required for this project per the County Fire Marshal.



Name of Person Preparing this Report

JP ENGINEERING, INC.

By:

A handwritten signature in black ink, appearing to read "JH Palacios", written over a horizontal line.

Date:

01-03-08

Jorge H. Palacios, Principal Engineer

Name of Applicant and Subdivider

KENARD CONSTRUCTION

By:

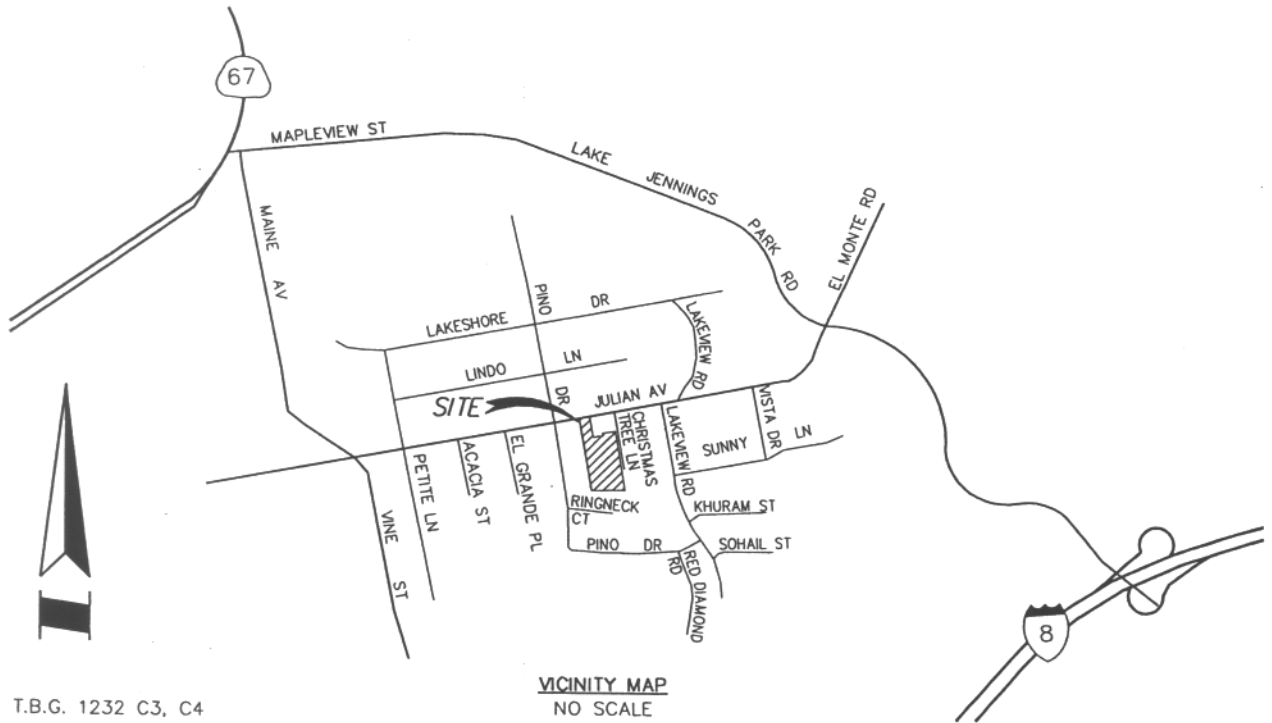
A handwritten signature in black ink, appearing to read "K Ray", written over a horizontal line.

Date:

01/03/08

Kenny Ray

ATTACHMENT A



T.B.G. 1232 C3, C4

ATTACHMENT B

EXISTING AND PROPOSED VEGETATION

Existing Vegetation

Most of the scattered trees, brush and weeds will be removed during grading operations for the lots.

Proposed Vegetation

The project will be landscaped, irrigated and maintained in accordance with County Standards with County-approved fire resistance planting materials as follows:

Project Accent Tree (minimum 15 gallon):

- Gingko biloba - Maidenhair Tree
- Lagerstroemia spp. - Crape Myrtle
- Prunus cersifera - Purple Leaf Plum

Street Trees (minimum 15 gallon):

- Gingko biloba - Maidenhair Tree
- Lagerstroemia spp. - Crape Myrtle
- Liquidambar styraciflua - Sweet Gum

Slope and Background Trees and Pines (minimum 15 gallon):

- Heteromeles arbutifolia - Toyon
- Melaleuca spp. - Melaleuca
- Platanus spp. - Sycamore / Plane Tree
- Ulmus parvifolia 'True Green' - Chinese Evergreen Elm

Slope and Background Shrub (1 and 5 gallon):

- Baccharis p. 'Twin Peaks' - Coyote Brush
- Cistus spp. - Rockrose
- Cotoneaster spp. - Cotoneaster
- Lantana spp. - Lantana
- Nerium oleander - Oleander
- Photinia spp. - Photinia
- Plumbago auriculata - Cape Plumbago
- Pittosporum spp. - Tobira
- Raphiolepis spp. - Indian Hawthorn
- Rhus integrifolia - Lemonade Berry

Foundation and Accent Shrub (1 and 5 gallon):

- Cistus spp. - Rockrose
- Escallonia spp. - Escallonia
- Lantana spp. - Lantana
- Ligustrum spp. - Privet
- Nerium oleander - Oleander
- Photinia spp. - Photinia
- Pittosporum spp. - Tobira
- Raphiolepis spp. - Indian Hawthorn

Small Flowering Accent Shrub (1 and 5 gallon):

- Limonium perezii - Statice

Groundcover (1 gallon and flats):

- Gazania spp. - Gazania
- Myoporum parvifolium - Myoporum
- Vinca spp. - Periwinkle

Turf: Dwarf Fescue/Perennial Rye Blend (sod or seed)
Bark Mulch